

Buy. Sell. Rent. Let.



Parklands Avenue, Humberston



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property it must be

  
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£184,000



**\*\*Upgraded from the Original Specification\*\* Lounge with Media Wall \*\* Dining Kitchen with French Doors \*\* Newly Installed En-Suite \*\***

**Key Features**

- Semi Detached House
- Upgraded from the Original Specification
- Lounge with Media Wall
- Dining Kitchen with French Doors
- Three Bedrooms
- Newly Installed En-Suite

- Family Bathroom
- Two Parking Spaces
- South Westerly Rear Garden
- Approx. 5 Years NHBC Guarantee Remain
- EPC rating B
- Tenure: Freehold





Say hello to your new home! We are delighted to present this exceptional semi-detached home, a true gem positioned just off Humberston Avenue within the sought-after Millenium Farm community. Ideal for first-time buyers, this property beckons with its timeless charm and modern upgrades.

Situated in close proximity to esteemed primary and secondary schools, as well as convenient local amenities, this home offers not just a place to live, but a lifestyle. Early viewing is highly recommended to fully appreciate all that this home has to offer.

Step into the inviting hallway, setting the tone for the quality found throughout. There is a Cloakroom with WC and wash hand basin just off the hallway. The lounge is a haven of comfort, featuring a recently fitted carpet and a striking media wall, providing ample space for your TV and electric fire, creating the perfect ambiance for relaxation.

The heart of this home lies in the modified kitchen diner, where upgraded worktops, sink, and marble-effect tiled flooring elevate the space. French doors seamlessly connect the indoors with the southwesterly-facing rear garden, complete with artificial grass for low-maintenance bliss and a patio area, ideal for al-fresco dining.

Ascending to the first floor, the master bedroom awaits, boasting a built-in storage cupboard and a newly fitted en-suite with a shower enclosure, WC, and wash hand basin. Two additional bedrooms and a family bathroom with a three-piece suite complete the upper level.

Externally, the property exudes curb appeal, with uPVC windows in a modern anthracite colour and newly fitted pavers leading to two convenient parking spaces. This home seamlessly blends style, functionality, and convenience, making it an enticing prospect for those seeking their dream abode.

### Entrance Hall

1.46m x 1.17m (4'10" x 3'10")

### Cloakroom

1.63m x 0.93m (5'4" x 3'1")

### Lounge

4.30m x 3.60m (14'1" x 11'10")

### Dining Kitchen

2.71m x 4.63m (8'11" x 15'2")

### Landing

1.79m x 1.17m (5'11" x 3'10")

### Master Bedroom

2.91m x 2.98m (9'6" x 9'10")

## En-Suite

1.87m x 1.60m (6'1" x 5'2")

## Bedroom Two

2.27m x 2.75m (7'5" x 9'0")

## Bedroom Three

2.28m x 1.80m (7'6" x 5'11")

## Family Bathroom

1.79m x 1.67m (5'11" x 5'6")

## Council Tax Information

The Council Tax Band for this property is C. This information was obtained in January 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

## Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

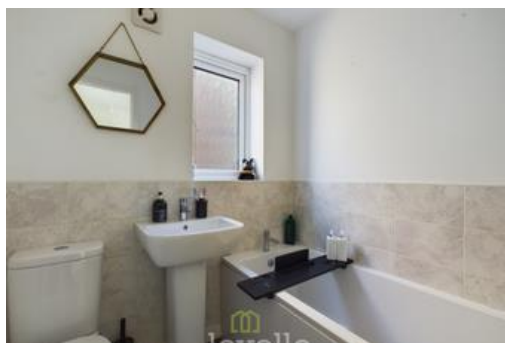
## Mortgage & Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.





## How to Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

## Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

## Agents Note

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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